

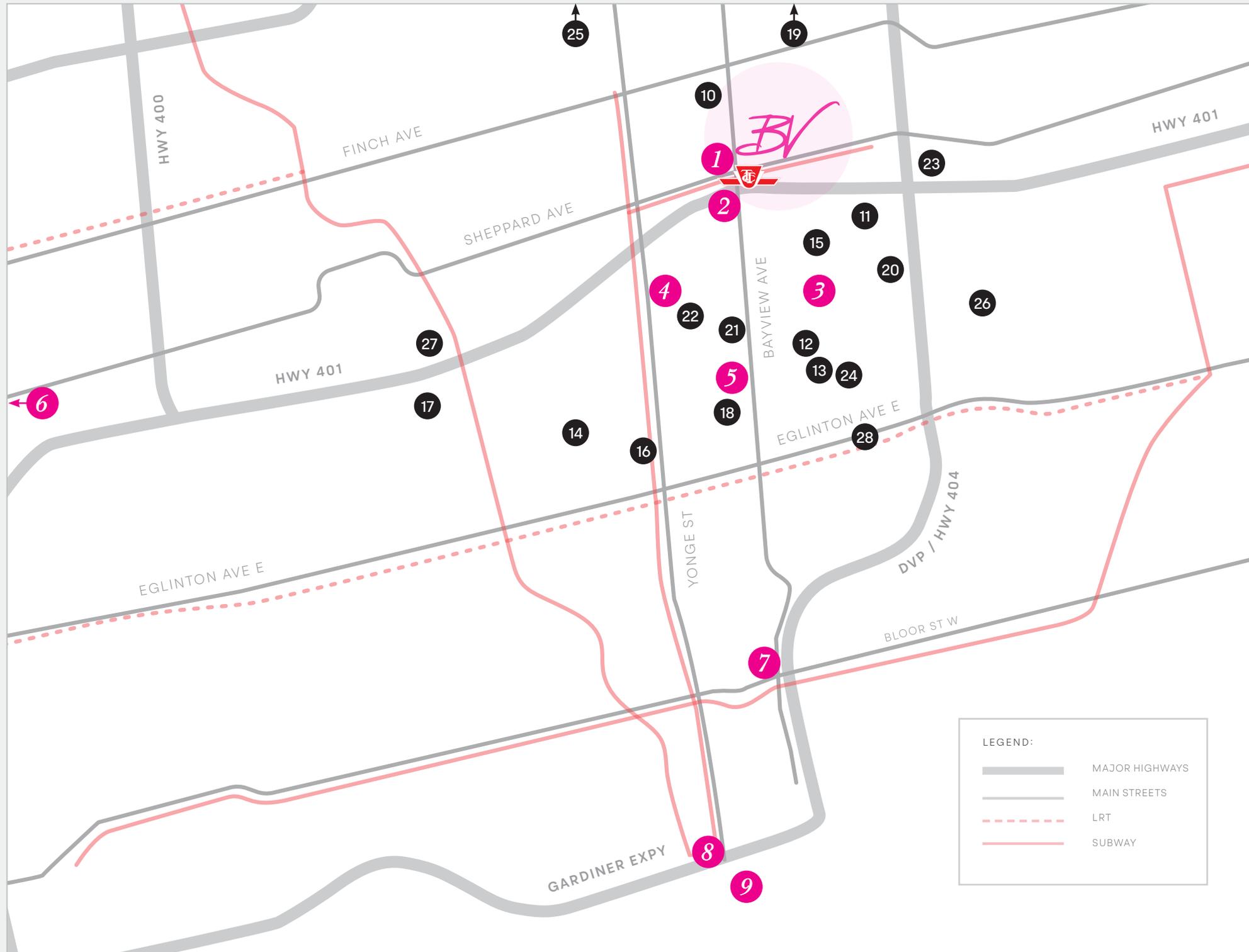


BayView Village

An aerial night view of a modern high-rise residential building complex. The main building in the foreground has a distinctive facade with vertical light-colored panels and a prominent section with a reddish-pink metallic finish. It features multiple levels of balconies and a ground-floor glass entrance. The surrounding area includes other high-rise buildings, some with illuminated domes, and a parking lot with cars. The sky is a deep blue, and the city lights create a vibrant atmosphere.

A NEW ERA IN
HIGH STYLE

ILLUSTRATIONS ARE ARTISTS' CONCEPT. SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.



- | | |
|--|--|
| 1 BAYVIEW SUBWAY STATION
0.3KM | 6 TORONTO PEARSON AIRPORT
21KM |
| 2 HWY 401
0.5KM | 7 YONGE & BLOOR
14KM |
| 3 THE BRIDLE PATH
4KM | 8 THE HEART OF DOWNTOWN TORONTO (UNION STATION)
16KM |
| 4 HOGGS HOLLOW
5KM | 9 WATERFRONT
16KM |
| 5 LAWRENCE PARK
6KM | |

PRIVATE SCHOOL

- 10 BANNOCKBURN SCHOOL
- 11 BAYVIEW GLEN SCHOOL
- 12 CRESCENT SCHOOL
- 13 CRESTWOOD SCHOOL
- 14 HAVERGAL COLLEGE
- 15 HAWTHORN SCHOOL
- 16 ST. CLEMENT'S SCHOOL
- 17 THE STERLING HALL SCHOOL
- 18 TFS | CANADA'S INTERNATIONAL SCHOOL

GOLF COURSES/PRIVATE CLUBS

- 19 BAYVIEW GOLF AND COUNTRY CLUB
- 20 DONALDA CLUB
- 21 GRANITE CLUB
- 22 ROSEDALE GOLF CLUB

CAR DEALERSHIPS

- 23 PORSCHE CENTRE NORTH TORONTO
- 24 PARKVIEW BMW
- 25 MERCEDES-BENZ THORNHILL
- 26 TESLA
- 27 GENESIS YORKDALE
- 28 LEXUS ON THE PARK



AN INTIMATE DESTINATION FOR EXPANSIVE LIVING

*START OF
CONSTRUCTION*

2024

*ANTICIPATED
COMPLETION:*

2028

In the North Village, architecture, landscape, and lifestyle converge in a transformation already taking shape. A vibrant open-air promenade will become the social spine of the district, linking three elegant new residential buildings to the reimagined shopping centre. At its edge, a 40,000 sq. ft. public park will offer year-round beauty and activity, from shaded summer strolls to festive winter gatherings. Anchoring it all, a dramatic porte cochère will create a signature arrival, drawing visitors into the district and inviting them to linger.

ILLUSTRATIONS ARE ARTISTS' CONCEPT. SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.

AT A GLANCE

65,000+

SQ. FT. OF
NEW RETAIL SPACE

22-ACRE

MASTER-PLANNED
COMMUNITY

440,000

SQ. FT. OF TOTAL
RETAIL SPACE

130+

ONE-OF-A-KIND BOUTIQUES,
RESTAURANTS AND SERVICES

<1%

CROSS SHOPPING AT YORKDALE,
FAIRVIEW OR BLOOR STREET

2 MIN

TO HIGHWAY 401

SUBWAY

FUTURE ON-SITE
CONNECTION

ANNUAL HHI - VISITORS FROM
IMMEDIATE SURROUNDING
NEIGHBOURHOODS*:

THE BRIDLE PATH

\$850,282

HOGGS HOLLOW

\$820,604

LAWRENCE PARK

\$1,030,503

1,100+

TOTAL NEW
RESIDENTIAL UNITS

450+

OF WHICH IN
NORTH VILLAGE

EXPECTED POPULATION
GROWTH

11.4%

5,000+

NEW RESIDENTIAL UNITS
PLANNED IN SUB MARKET
BRINGING

10,000+

NEW RESIDENTS
TO THE AREA

MEDIAN AGE

38

TOP 3 VISIBLE MINORITIES

CHINESE
WEST ASIAN
KOREAN

TOP 3 NON-OFFICIAL
LANGUAGES SPOKEN
AT HOME

MANDARIN
PERSIAN
KOREAN

DAILY COMMUTERS VIA:

HIGHWAY 401**

378,500+

YONGE/SHEPPARD STATION***

57,501

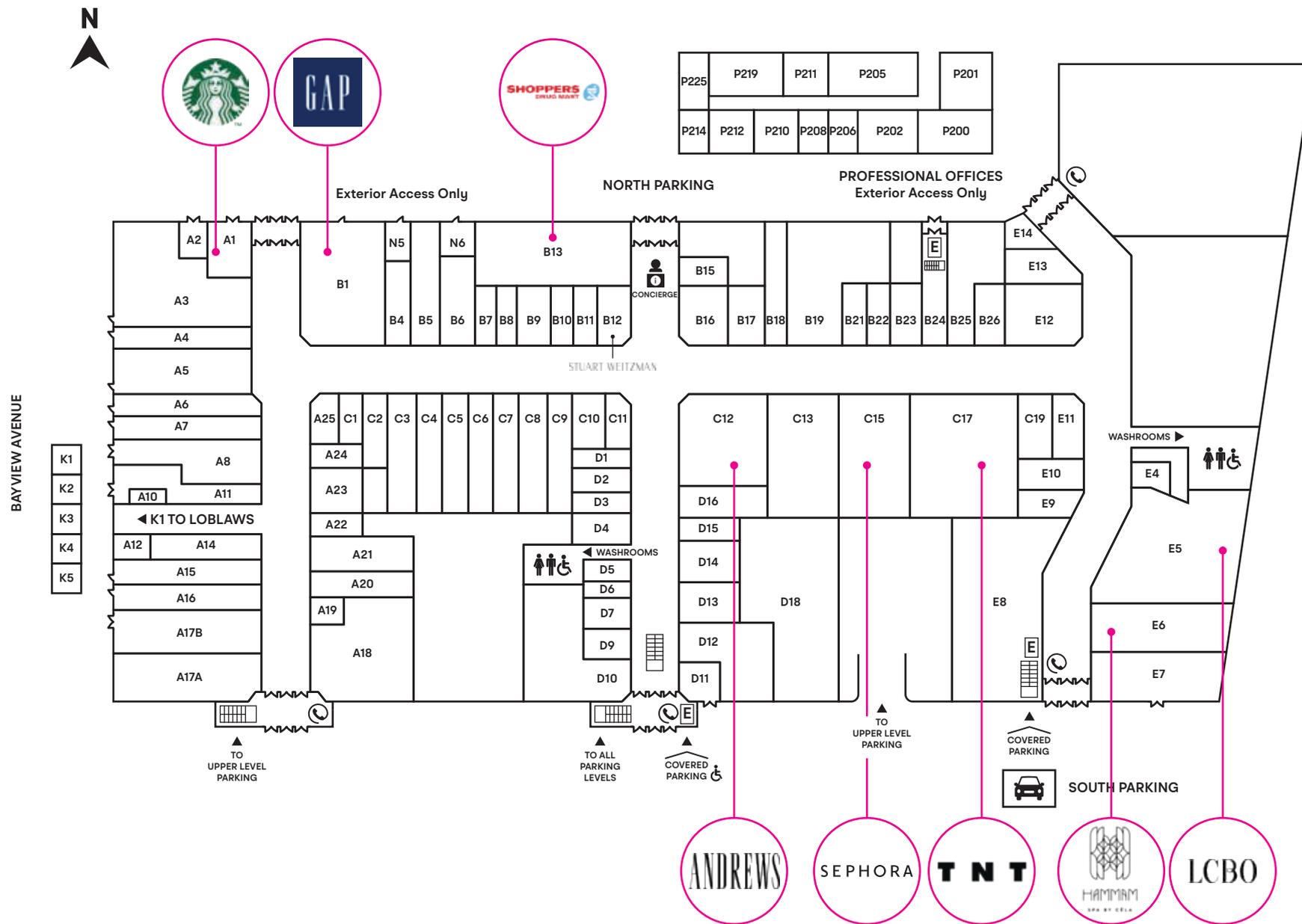
BAYVIEW STATION

6,205

*CITY OF TORONTO 2021 CENSUS DATA.
**ONTARIO MINISTRY OF TRANSPORTATION TRAFFIC VOLUME.
***TORONTO TRANSIT COMMISSION SUBWAY RIDERSHIP, 2023/2024.



BAYVIEW VILLAGE SHOPPING CENTRE



- | | | | | | | |
|---------------------------|-------------------|---------------------|------------------------|------------------------|-------------------|------------------------------------|
| ANDREWS | aroma | BANANA REPUBLIC | Bayview Mentor | BAYVIEW VILLAGE DENTAL | BEAUTY | Bell |
| BELLE DE PROVENCE | BERANI | blanchou | blo | bloomer's | BRIAN BAILEY | BAYVIEW VILLAGE DENTAL SPECIALISTS |
| Bayview Village Tailoring | Capelli | CHADWICKS | CBC Financial Planning | CIBC | COLLACUITT TRAVEL | Connect Hearing |
| DAVID'S VINYL LUMENS | VILLAGE DENTISTRY | DSK DENTAL | ECCO | Edward Jones | ERA | DANA JORDAN |
| GAP | GEOX | GOA | goh BALLET | hammam | honey | FORNELLO |
| ISARTI | Jacadi | JANAN | Jan Faisal Fashion | KING'S CROWN | KIT + ACE | LCBO |
| LE CHERRY | LEGS W/TV | LEMOR | lettieri | Up | LINEA INTIMA | Loblaws |
| LUSIA CERANO | MAC | MARTINI BEVERAGES | MASSKA | mastermind TOYS | MENU | MODAKIDS |
| OLG | olsen | PALAN ROYAL | parcheggio | PETROS | PÖPA | PÜR&SIMPLE |
| ROGERS | RON WHITE | Scotiabank | SEPHORA | SHOPPERS | Spadana | Smart. Living. |
| QUIN | Starbucks | STUART WEITZMAN | Sunshine | SWAROVSKI | tabule | TALBOTS |
| Thai Express | DRY CLEANER | Therapie & Pratique | TNT | Tony's Bakers | Van Dome | VILLAGE LOFT |
| | | | | | | VIVIAN SHYU |



What began as a neighbourhood shopping destination in the 1960s is now being reimagined as an ambitious master-planned community – a design-forward, pedestrian-centric district where wellness, luxury, culture, and commerce intersect.

This evolution blends new residences, restaurants, wellness experiences, everyday services, greenspace and an inspiring European-style outdoor promenade that will anchor the experience, marking the debut of a curated new destination where boutique elegance meets urban energy.

65,000

SQ. FT. OF
NEW RETAIL SPACE

OUTDOOR PROMENADE

Beyond the walls, an European-style open-air promenade will offer an immersive retail experience en plein air. Lined with elegant storefronts and destination restaurants, the promenade will serve as a vibrant pedestrian artery connecting retail, residential, and a new public park. Highly programmed and animated year-round, it will feature spacious patios, rotating installations, and seasonal activations, from summer markets to winter light displays, creating an atmosphere that's as culturally rich as it is commercially vibrant.

The result will be more than a shopping centre. It will be Toronto's newest luxury retail landmark.

- EUROPEAN-STYLE OUTDOOR PROMENADE LINED WITH RESTAURANTS AND BOUTIQUES
- SEASONAL PROGRAMMING AND ROTATING INSTALLATIONS
- BEAUTIFUL LIGHT INSTALLATIONS, LOUNGE SEATING, AND FIRE FEATURES



ILLUSTRATIONS ARE ARTISTS' CONCEPT. SIZES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. E.&O.E.

A NEW STANDARD IN RETAIL



Currently under construction, Bayview Village is adding a grand, European-style retail destination. Inspired by the timeless glamour of Parisian boulevards, Rome's designer shopping streets, and the storied piazzas of Milan, this reinvention brings sophisticated charm to a vibrant, master-planned community.

Interconnected public spaces, pedestrian walkways, and a bustling promenade will invite residents and visitors to linger, connect, and indulge. This is not simply a place to shop – it's a place to experience.

EXCELLENCE LIVES HERE

QuadReal Property Group is a global real estate investment, development, and operating company headquartered in Vancouver, British Columbia. Its assets under management are \$94 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.



LEASING CONTACTS

CARRIE DEVRIES

Vice President,
Leasing – Retail Experience
Sales Representative

QuadReal Property Group, Brokerage
T 416.673.7534
M 416.522.8714
carrie.devries@quadreal.com

MEGHAN STUART

Director, Leasing – Retail Experience
Sales Representative

QuadReal Property Group, Brokerage
T 416.673.7476
meghan.stuart@quadreal.com

ALEX VOLPE

Director, Leasing – Retail Experience
Sales Representative

QuadReal Property Group, Brokerage
T 416.673.7520
alex.volpe@quadreal.com